

Community Facilities and Services

Kearny Mesa Community Plan

18a
FIGURE

COMMUNITY FACILITIES & SERVICES ELEMENT

PRIMARY GOAL

Maintain all existing community facilities and services, and secure financing to upgrade those that are impacted by community growth and change.

EXISTING CONDITIONS

County of San Diego

Three major County of San Diego facilities are located in Kearny Mesa: the County Operations Center, the Traffic Arraignment Court Facility and the County Government Offices site (**Figure 18a**). The 35-acre County Operations Center is accessed from Overland Avenue, which extends north from Clairemont Mesa Boulevard. The five-acre Traffic Arraignment Court Facility fronts directly on Clairemont Mesa Boulevard, west of Complex Street. The 29-acre County Government Offices site is located on the southeast corner of Clairemont Mesa Boulevard and Ruffin Road. The county is currently (1992) in the process of implementing a master development plan for this site. A Children's Center has been proposed as part of the plan and feasibility studies are underway to determine if such a use could be developed on a portion of the property. The proposed Children's Center would replace and upgrade the county's current facility, the Hillcrest Receiving Home.

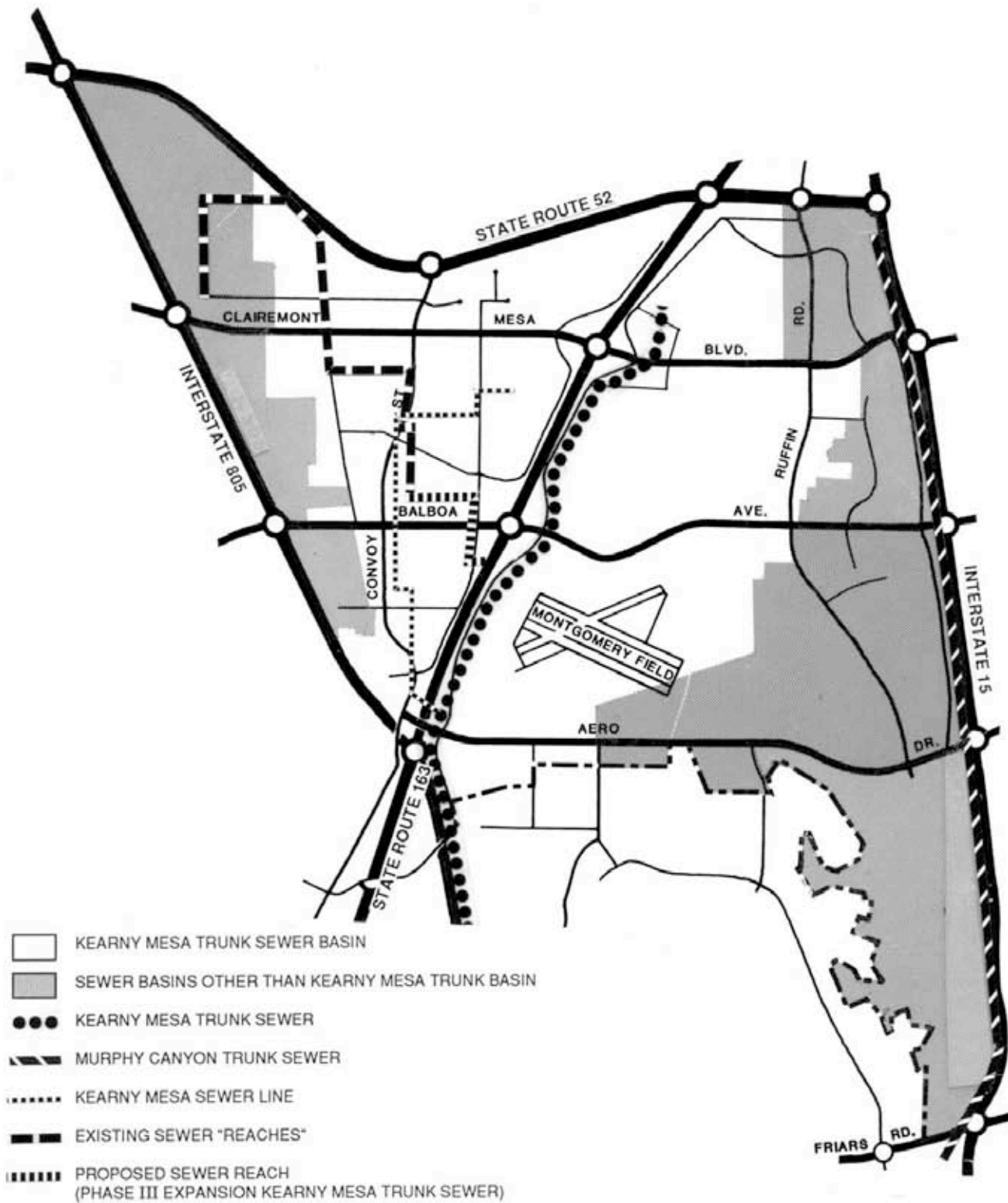
The county is also studying the feasibility of developing a 2,837-bed Central Detention Complex in Kearny Mesa. Three potential sites have been reviewed in an environmental impact report: 1) the Allred-Collins Industrial and Business Park West, located to the southeast of I-805 and SR-52; 2) the City-owned "Sander" site, located to the southeast of SR-52 and Convoy Street; and 3) the County Operations Center, located on Overland Avenue.

To accommodate the detention facility, the County Operations Center is designated for institutional use by this Plan. The Allred-Collins and Sander sites are designated Industrial and Business Park but should also be considered appropriate sites for the proposed institutional use.

Parks

Kearny Mesa has one public recreational facility, Hickman Field, located north of Convoy Court in the northwest corner of the Plan area. The 44-acre facility has six baseball diamonds and eight soccer/multipurpose fields and is home to youth baseball and soccer organizations.

General Dynamics maintains a private recreation facility called Missile Park for their employees and guests on Clairemont Mesa Boulevard between Complex Drive and Ruffin Road. The 28-acre facility contains a baseball field as well as picnic and barbecue facilities.



Community Facilities and Services (cont.)

Kearny Mesa Community Plan

18b
FIGURE

The residential component of the StoneCrest Specific Plan, StoneCrest Village, proposes to construct a private seven to eight-acre park and recreation facility for the use of this community's own residents. Facilities include a basketball court, volleyball court, combined weight and meeting room, swimming pool, tot lot, picnic facilities, two tennis courts, paseos and jogging/walking paths.

Police

Police protection for Kearny Mesa is provided by the Eastern Division of the San Diego Police Department. The Eastern Division substation is located on the southern perimeter of the Plan area at Aero Drive and Ruffin Road. As would be expected in a predominately industrial/commercial area, police records indicate approximately 95 percent of the reported crimes in Kearny Mesa involve burglary, larceny or vehicle thefts.

Fire

Fire protection for Kearny Mesa is provided by two fire stations. Station 28 is located at Aero Drive and Kearny Villa Road and provides fire protection for Kearny Mesa east of SR-163. Station 36 is located in eastern Clairemont at Chateau Drive and Mt. Abernathy Avenue and provides fire protection for Kearny Mesa west of SR-163. These stations supply Kearny Mesa with fire protection that meet the Fire Demand Zone standard of a six-minute response time.

Libraries

While there are no libraries within the Kearny Mesa planning area, service is provided by the Serra Mesa branch library located on Sandrock Road, one block south of Aero Drive. The Balboa branch library at Mt. Abernathy Avenue and Chateau Drive in Clairemont and the Tierrasanta branch library at Tierrasanta Boulevard and La Cuenta Drive also serve the community.

Schools

There are no public schools located in Kearny Mesa. Children living in the Royal Highlands single-family development attend Ross Elementary, Montgomery Junior High and Kearny Senior High Schools, while those in the Kearny Lodge Mobile Home Park attend Hawthorne Elementary, Kroc Middle and Madison Senior High Schools. StoneCrest Village children will attend either Cubberly Elementary, Taft Junior High, or Kearny Senior High Schools.

Utilities

Gas and Electricity

Gas and electric service is provided by San Diego Gas and Electric (SDG&E), which operates and maintains gas pipelines and electric power lines throughout the Kearny Mesa

planning area. Major transmission lines with overhead wires emanate from the Mission Substation, located at the end of Sandrock Avenue. In addition, SDG&E facilities in the area include eight gas regulator stations and the following electric substations:

- The Kearny Substation and operating center, located north of Clairemont Mesa Boulevard between Complex Street and Overland Avenue;
- The Mesa Heights Substation, located on Ronson Road easterly of Ruffner Street.

The community's gas and electric systems are considered to be adequate to meet all current needs. However, these facilities will most likely require expansion to meet future increases in energy needs in and around the planning area.

Water

The Shepherd Canyon Pipeline supplies the Kearny Mesa area with potable water that is fed by the San Diego Second Aqueduct (a portion of that water is treated water from the Miramar Reservoir). As a supplement, the Miramar/Elliott Pipeline system also transports treated Miramar Reservoir water to Kearny Mesa.

Sewer

The Murphy Canyon Trunk Sewer, the Mission Valley Trunk Sewer and the Kearny Mesa Trunk Sewer collect waste water from Kearny Mesa. Sewer capacity serving Kearny Mesa will be increased upon completion of the Phase III expansion of the Kearny Mesa Trunk Sewer, expected to be operational by December of 1992 (see **Figure 18b**).

Petroleum Pipeline

The San Diego Pipeline Company provides the bulk of petroleum products in the San Diego region. A high-pressure underground pipeline built in 1963 brings fuel from Norwalk, California to the petroleum tank farm located at I-15 and Friars Road. The route of the pipeline traverses the Kearny Mesa area in a northwest-southeast direction, mostly within street right-of-ways.

ISSUES

- While police, fire and other community facilities have already been built to serve Kearny Mesa, some of these facilities will need to be upgraded and expanded as the community continues to build out.
- The unique recreation demands of a community composed largely of daytime employees require innovative measures. Traditional, population-based standards for park and recreation facilities are not valid in a regional employment center. The primary need in Kearny Mesa is for on-site recreation and exercise opportunities to serve employees during the lunch period, or before or after work during the workweek.

- Alternative land uses should be identified for the county's Operations Center, Traffic Arraignment Court Facility and Government Offices sites should the county ever relocate its facilities.

POLICIES

- All community facilities and services should respond to changing community characteristics in order to assure that community facilities and services remain adequate as the community builds out.
- Hickman Field should be further developed to serve the working population and residents of Kearny Mesa and surrounding areas. New development could include active recreational facilities such as a jogging track, handball courts, swimming pool and tennis courts, in addition to the existing baseball diamonds and soccer fields. Shower facilities, lockers and bicycle racks should also be provided.
- Developments should incorporate recreational facilities for residents or employees. These facilities should provide an opportunity for active recreation such as jogging tracks, handball courts, basketball courts and tennis courts. On-site bicycle and jogging paths should be considered for properties where such paths can be connected to a larger system. Shower and locker facilities should also be provided as part of new development or redevelopment. Where feasible, larger facilities to be used by the public should be incorporated into development plans. This can be accomplished through the PID permit process.
- A water pump plant, a fire apparatus storage building, and Phase III of the Kearny Mesa trunk sewer should be funded to help fulfill the facility needs in Kearny Mesa.
- The 4,860-square-foot Serra Mesa library, which serves Kearny Mesa and Serra Mesa, was built in 1963 on a 14,000-square-foot site. The library should be replaced with a 10,000-square-foot facility on a larger site to better serve the residential and business community.
- Fire Station 28, fronting on Kearny Villa Road near Aero Drive, should be expanded or relocated to better serve Kearny Mesa.
- Fire Station 36, located in the Clairemont Mesa planning area, also serves Kearny Mesa and should be upgraded and expanded to better serve both areas.
- An electric substation in the vicinity of Aero Drive and West Canyon Avenue should be developed if future needs exceed existing generation capacity. This new substation would require a transmission right-of-way.

RECOMMENDATIONS

- Revise development impact fees as means to identify funding sources for public facility improvements.
- Encourage the provision of recreational amenities within planned developments.
- This Plan designates three lots on the south side of Aero Drive for institutional use. Two of the lots are currently developed with police station facilities and the third is reserved for future expansion of police facilities. In the event that this third lot is not needed for Police Department utilization, uses consistent with the Industrial and Business Park designation should be allowed to develop as an alternative to institutional uses.
- If the County of San Diego relocates its facilities, redevelopment of the Operations Center and the Government Offices site should be consistent with the Industrial and Business Park land use designation. Redevelopment of the Traffic Arraignment Court Facility should be consistent with the General Commercial land use designation.
- Use existing 100- and 200-foot-wide electric transmission right-of-ways to construct upgraded utility systems to meet anticipated electric transmission service needs in the community. Where feasible, use underground utility lines to enhance the appearance of the community, particularly in areas of new development and redevelopment.